

Mr Douglas
Jeffrey Douglas Chartered Architect
60a Sinah Lane
Hayling Island
PO11 0HH

For: Mr & Mrs Dickinson
Shore Dental

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/19/01257

Site Address: 32 Station Road, Hayling Island, PO11 0EG

Proposal: Variation of Condition 5 of Planning Permission APP/17/00428 to amend approved plans in respect of increased floor space of single storey rear extension.

Further to your application received on 23 December 2019, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/17/00428 dated 15th of June 2017.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

21701/101 Existing location and block plan
21701/113 Proposed site plan with enlarged extension
21701/114 Proposed ground and first floor plan
21701/115 Proposed elevations with enlarged extension
Design and Access Statement received 24.12.2019
Schedule of External Materials and Finishes dated December 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The premises shall only be open for trade or business between the hours of 08:00 to 20:00 Monday to Saturday and not at all on Sundays or Bank Holidays.
Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The external materials used shall be as stated in the Schedule of External Materials and Finishes dated December 2019, submitted by Jeffrey Douglas, Chartered Architect.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework .
- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a dental surgery and for no other purposes within Class D1 of the above Use Classes Order.
Reason: To ensure that the use is appropriate within the West Town Local Centre and having due regard to Policies CS4 and DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
- In this instance:
- You were updated about issues after the initial site visit,

- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

06 February 2020